

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – NOVEMBER 19, 2014

There will be a meeting of the Planning Advisory Committee on November 19, 2014 at 2:00 p.m.
The meeting will be held in the One Stop Shop Conference Room A, City Hall Room 7W03.

- 1) **Consideration:** Minutes from the October 8, 2014 and October 22, 2014 PAC meetings.
- 2) **Consideration:** **ZONING DOCKET 115/14** – Request by BADINE LAND LTD. for a Conditional Use to permit a hotel in a VCS-1 Vieux Carré Service District on Square 3A, Lot X, and the adjacent portion of the Clay Street right-of-way, in the Second Municipal District, bounded by Iberville, Clay, and Bienville Streets. The municipal address is 111 IBERVILLE STREET. (PD 1B)
- 3) **Consideration:** **ZONING DOCKET 116/14** – Request by THEONE M. HALPERN, ALVIN K. HALPERN, JENIFER HALPERN, DORIANE H. SCHULMAN, AND EDWARD M. HALPERN for a Conditional Use to permit a micro-distillery in a C-1A General Commercial District and the Lower Saint Charles Design Review District, on Square 194, Lots 3 or 20, 21, 22, X, A or 18, and Y or 19, in the First Municipal District, bounded by Saint Charles Avenue and Terpsichore, Melpomene, and Prytania Streets. The municipal address is 1530 SAINT CHARLES AVENUE. (PD 2)
- 4) **Consideration:** **ZONING DOCKET 117/14** – Request by ACV VII, LLC for an Amendment to Ordinance No. 19,400 MCS (Zoning Docket 061/99, which established a Conditional Use to permit the residential/commercial redevelopment of an existing industrial/warehouse complex [former American Can Company]) to allow modifications to the site and structure, including the addition of a raised pedestrian walkway, new signage, the modification of storefront windows for the development's retail units, and the elimination of off-street parking spaces, in an LI Light Industrial District, on Parcel 1B or Squares 484, 485, 498, 499, and Pt. 511, all lots, in the Second Municipal District, bounded by Orleans Avenue, North Jefferson Davis Parkway, Toulouse Street, and North Cortez Street. The municipal address is 3700 ORLEANS AVENUE. (PD 4)
- 5) **Consideration:** **ZONING DOCKET 119/14** – Request by CITY OF NEW ORLEANS for an Amendment to Ordinance No. 24,006 MCS (Zoning Docket 039/10, which granted a zoning change from an LP Lake Area Neighborhood Park District to an LRM-1 Lake Area Low-Rise Multiple-Family Residential District and a Conditional Use to permit the renovation and expansion of an existing television station and associated accessory equipment) to permit the expansion of a television station and associated accessory equipment, in an LRM-1 Lake Area Low-Rise Multiple-Family Residential District, in

the Second Municipal District and being a portion of that certain tract known as the Delgado Tract, bounded by Navarre Avenue, General Diaz Street, Orleans Avenue, and City Park Avenue. The municipal address is 916 NAVARRE AVENUE. (PD 5)

- 6) **Consideration:** **ZONING DOCKET 121/14** – Request by SIBLING RIVALRY ASSET MANAGEMENT GROUP, LLC for a Conditional Use to permit a child care center over 5,000 square feet in floor area in a B-1A Neighborhood Business District, on Square 583, Lots 11 or 28, 18 or 19, 38, 39, 2 or 10, 9 or 26, A or 8 or 25 or Pt. 37, 9 or 26 and 27, in the First Municipal District, bounded by South Dorgenois, Palmyra, South Broad, and Banks Streets. The municipal addresses are 321-329 SOUTH DORGENOIS STREET. (PD 4)
- 7) **Consideration:** **ZONING DOCKET 122/14** – Request by DAO CHENG WEI AND XIU H. LI for a Conditional Use to permit a wholesale seafood business in an NU Non-Urban District, on Prairie Lands Pt. Parcel 2, Lot 10, in the Third Municipal District, bounded by Chef Menteur Highway, Victory Road, and Highway 11. The municipal address is 57023 OR 19841 CHEF MENTEUR HIGHWAY. (PD 11)
- 8) **Consideration:** **ZONING DOCKET 123/14** – Request by GET THE GORILLA, LLC for a Conditional Use to permit an amusement place (movie theater) in an LI Light Industrial District and the Lafitte Greenway Revitalization Corridor Interim Zoning District, on Square 337, Lots 3 through 9, in the Second Municipal District, bounded by North Broad, Toulouse, Saint Peter, and North Dorgenois Streets. The municipal address is 636-646 NORTH BROAD STREET. (PD 4)
- 9) **Consideration:** **ZONING DOCKET 124/14** – Request by JUGS SOCIAL CLUB, INC./KREWE OF NOMTOC for a Conditional Use to permit a private club in a B-1 Neighborhood Business District on Square 168, Lot N1, in the Fifth Municipal District, bounded by Homer, Newton, and Sumner Streets and Behrman Avenue. The municipal address is 1906-08 NEWTON STREET. (PD 12)
- 10) **Consideration:** **ZONING DOCKET 125/14** – Request by 511 MARIGNY, LLC for an Amendment to Ordinance No. 25,607 MCS (Zoning Docket 097/13, which amended Ordinance No. 24,562 MCS to allow the development to contain those uses that are permitted by right in the HMC-1 District) to permit a wine shop with on-premises tasting and the sale of alcoholic beverages for off-premises consumption, in an HMLI Historic Marigny/Treme Light Industrial District, on Square 10, Lot K-6, in the Third Municipal District, bounded by Chartres, Decatur, Mandeville and Marigny Streets. The municipal address is 511 MARIGNY STREET. (PD 7)
- 11) **Consideration:** **ZONING DOCKET 126/14** – Request by BCH NOLA MAGAZINE COMMONS, LLC for a Conditional Use to permit the sale of alcoholic beverages for on- and off-premises consumption in a standard restaurant in a B-2 Neighborhood Business District and the rescission of Ordinance No. 23,755 MCS (Zoning Docket 075/09, which granted a Conditional Use to permit the sale of alcoholic beverages for consumption off-premises at a retail store occupying less than 5,000 square feet of floor area), on Square

28 or 28HV, Lot B-1, in the Sixth Municipal District, bounded by Nashville Avenue, Magazine, Arabella and Camp Streets. The municipal address is 801 NASHVILLE AVENUE. (PD 3)

- 12) **Consideration:** A request by James and Jennifer Embry for the proposed encroachment of driveway via sale or lease on/over Nashville Avenue public right-of-way, adjacent to Lot , Square 25, Hurtsville, 6th M.D., bounded by Magazine Street, Arabella Street, Constance Street, and Nashville Street. The municipal address of the property is 725 Nashville Avenue.
- 13) **Consideration:** A request by Mintz Lofts, L.L.C., for a grant of predial servitude for the proposed encroachment of an awning and existing outward swinging door on/over Baronne Street public rights-of-way, adjacent to Lot 1-A, Square 257, 1st M.D., bounded by Julia Street, O’Keefe Avenue, Girod Street, and Baronne Street. The municipal address of the property is 745-749 Baronne Street.
- 14) **Consideration:** A request by Ali, L.L.C., for a grant of predial servitude for the proposed encroachment of an awning and existing awning on/over the S. Carrollton Avenue and Jeannette Street public rights-of-way, adjacent to Lots 1 & 2, Square 194, 7th M.D., bounded by Jeannette Street, Dublin Street, Birch Street, and S. Carrollton Avenue. The municipal address of the property is 1500-1506 S. Carrollton Avenue.
- 15) **Consideration:** Sidewalk café franchise for 1500 S. Carrollton Avenue
- 16) **Consideration:** A request by Iberville III, L.L.C., for a grant of predial servitude for the proposed encroachments of foundation and balconies on/over the Basin Street public right-of-way, adjacent Square 130, 2nd M.D., bounded by Bienville Street, Treme Street, Conti Street, and Basin Street. The municipal address of the property is not yet assigned.
- 17) **Consideration:** A request by Total Health Properties, L.L.C., for a grant of predial servitude for the proposed encroachment of a pole and blade sign on/over the Bienville Street public right-of-way, adjacent to Lot A-1, Square 454, 2nd M.D., bounded by N. Jefferson Davis Pkwy, Iberville Street, N. Clark Street, and Bienville Street. The municipal address of the property is 3400 Bienville Street.
- 18) **Consideration:** Disposition of immovable property by the City of New Orleans, described as follows: The 300 block of the David Street right-of-way, bounded by N, Solomon Street, Bienville Street, Conti Street, and N. Carrollton Avenue.
- 19) **Consideration:** An acquisition of property by the City of New Orleans from the Orleans Parish School Board described as follows: Fleur De Lis Park, Lots 15-51, Square 72 and the entirety of Square 73, 7th Municipal District.
- 20) **Consideration:** An exchange of immovable property between the City of New Orleans and the Orleans Parish School Board. The city desires to exchange Union Square/Park to

OPSB for the Terrell School site, which would become the location of the Second District Police Station.

Terrell School: Square 21, bounded by Broadway, Edinburgh, Audubon and Olive Streets, Marlyville, 6th Municipal District.

Union Square or Park: Square K, Lot H, Square U, Lot E, Square 2149, Lot G and portions of the former public right-of-way Fairmont Drive (now Lots F and I) and a portion of the former public right-of-way Elder Street (now Lot K), bounded by Clermont Drive, Fairmont Drive, W. St. Roch Avenue, and Humanity Street, all in the Third Municipal District.

21) Consideration: Sidewalk café franchise 715 St. Charles Avenue

22) Discussion: Street Name Changes

The next Planning Advisory Committee meeting will be held on Wednesday, December 17, 2014, at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director
November 12, 2014

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of “no objection” by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.